

# BRUNTON

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RESIDENTIAL



**BEAMISH WAY, ST. MARY PARK, NE61**

**Offers Over £550,000**

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### DETACHED FAMILY HOME - DESIRABLE LOCATION - OPEN ASPECT VIEWS

Well Presented Modern Detached Family Home which Occupies a Desirable Position and Offering Open Aspect Views over the Surrounding Woodland with Two Excellent Reception Rooms, Impressive Open Plan Living, Dining and Kitchen Space, Four Bedrooms Including a Lovely Principal Suite, Family Bathroom plus Two En-Suites, Detached Double Garage & Driveway.

This immaculately presented, modern detached family home is perfectly situated within this exclusive and modern residential development at St Marys Park, Stannington.

St Marys Park, which was constructed by Bellway in 2014, offers a selection of modern luxury housing which is placed only 3 miles from the delightful market town of Morpeth with its shops, cafes, restaurants and excellent local schooling.

The property is also placed only a stone's throw from St Marys Inn, which is a popular public house, restaurant and hotel whilst also being situated close to the A1, offering excellent transport links into Newcastle City Centre and throughout the North East.

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The internal accommodation comprises: Central entrance hall with staircase leading to the first floor and Cloakroom/WC. Doors to either side then provide access to a lovely lounge with window overlooking the front gardens. A further door from the hallway leads into a dining room (which could also be utilised as a snug) which again offers views over the front gardens and over the surrounding greenery.

To the rear of the property is an impressive open plan kitchen, dining and family room which measures 38ft in length. The kitchen area is fitted in a contemporary style with integrated appliances, stone work-surfaces and offers a breakfast bar.

The family and dining area offers a set of French doors and separate bi-folding doors that both lead out onto the rear terrace and gardens. Utility Room with side access.

The stairs then lead up to the first-floor landing and give access to four good sized double bedrooms. The principal suite is a large double room with bespoke fitted wardrobes and offers access to an ensuite shower room/WC. Bedroom two is also a comfortable double with a lovely open aspect and access to a well presented en-suite shower room. Bedroom three is situated across the landing and also enjoys an open aspect. Bedroom four is placed to the rear and is currently set out as a dual study. Family bathroom with three-piece suite.

Externally, the property offers a dual driveway, which offers off street parking for two vehicles and then leads into a large detached double garage with light and power and storage to the roof space.

The property enjoys both front and rear gardens, which have been landscaped with well stocked borders, family lawn and paved patio entertaining areas. The front gardens also offer gated access out onto the pedestrianised footpath which offers access to the communal green which in turn provides access to lovely countryside walks into Tranwell Woods and towards Morpeth.

Double glazed throughout, with gas 'Combi' central heating, early inspections are deemed essential.



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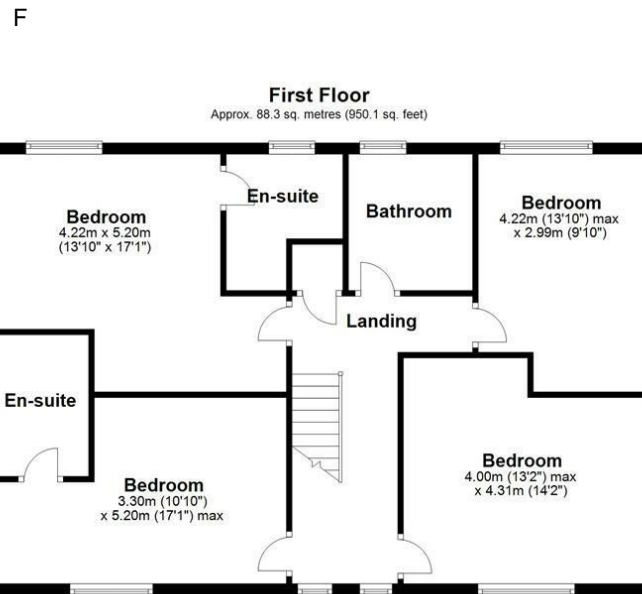
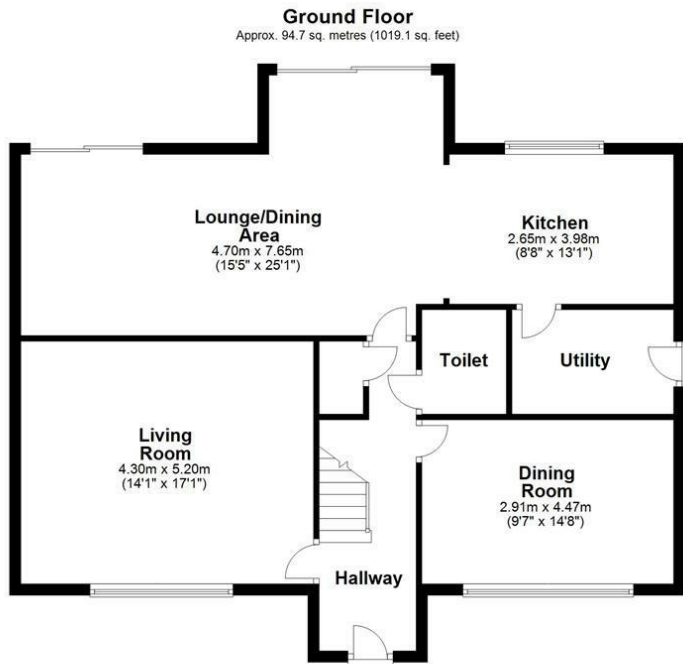
TENURE : Freehold

LOCAL AUTHORITY : Morpeth CC

COUNCIL TAX BAND : F

EPC RATING : B

SERVICES :



Total area: approx. 182.9 sq. metres (1969.1 sq. feet)

All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>84</b>	<b>91</b>
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	